

Development Plan Approval Application Form



Complete this form to apply to Council for approval of a Development Plan in accordance with the requirements of a Development Plan Overlay Schedule in the South Gippsland Planning Scheme. Please read the notes for documentation required with your application.

You are encouraged to seek pre-application advice from Council before submission. Send completed form and documentation to council@southgippsland.vic.gov.au or Private Bag 4, Leongatha VIC 3953.

APPLICANT DETAILS

Full name of applicant: _____

Postal address: _____

Contact number: _____

Email address: _____

ACTING ON BEHALF OF (LANDOWNER / PROPONENT)

Full name: _____

Address: _____

Contact number: _____

Email address: _____

THE SUBJECT LAND

Address: _____

Title particulars: _____

What is the land currently used as? _____

Development plan overlay schedule number: _____

If the subject land does not apply to the whole DPO schedule area, provide your justification for the area where the Development Plan applies (with reference to any relevant sections of the DPO schedule regarding area and staging):

THE PROPOSAL

What is the proposal intended to allow for (brief description)?

Estimated cost of works: \$ _____

DECLARATION

I declare that all the information I have given is true and correct and acknowledge that development proposals can have off site impacts on community and development infrastructure and will work in good faith with Council to identify off site impacts and how they will be responded to. The proponent / applicant further acknowledges that Council reserves the right to not support an application where Council does not have the funds to develop infrastructure essential to the development of the land.

Applicant's signature: _____

Date: _____




DEVELOPMENT PLAN APPLICATION REQUIREMENTS

A request for South Gippsland Shire Council to approve a Development Plan must at least be accompanied by the following information (where relevant and unless otherwise specified within the relevant DPO Schedule).

Pre application discussion with Council will assist refining information requirements.











Once the required information is provided, the application will be formally lodged, and an invoice will be issued for payment. For current fees, refer to Planning Fees.

Vision and objectives




-  Specify land to which the Development Plan applies and intended Land Use Outcome.
-  Statement of Council and developer objectives and vision for Development Plan.
-  List relevant strategy directions and influences on Development Plan area and approach to development.

Site analysis plan

Consolidated plan which details important site conditions and with a clear legend.

-  Title boundaries
-  Contours
-  Vegetation
-  Cultural Heritage
-  Existing access
-  Possible access points
-  Fire and natural hazard/s
-  Adjoining/nearby development or land use
-  Drainage lines/waterways and existing or possible outfall points/capacity
-  Service (sewer, water, power etc.) access points and capacity





Documents included:

-  Archaeological and Cultural Heritage Assessment
-  Flora and Fauna Assessment
-  Habitat Hectare Assessment

DEVELOPMENT PLAN APPLICATION REQUIREMENTS

Transport plan

Description of role of key links rather than precise cross sections.




-  Connector/higher order or key road network
-  Primary access points to existing road network
-  Indicative public transport routes (as required)
-  Primary pedestrian/cycle routes and type of provision (i.e. on/off road, dedicated etc.)

Documents included:

-  Traffic Impact Assessment Report






Open space plan

General open space framework, including required land areas and/or percentages.

-  Unencumbered passive and/or active open space
-  Encumbered land with possible open space use
-  Existing vegetation, general approach toward retention/removal

Services plan

Spatial requirements and staging of infrastructure as required.



-  Sewer service access and requirements
-  Water service access and requirements
-  Power service access and requirements
-  Telecommunications service access and requirements
-  Drainage service access and requirements, including catchment inflows to development

Documents included:

-  Stormwater Management Strategy

Land Use Plan

Identifying land uses

-  General approach to land uses
-  Performance criteria for density/diversity of lots.

Urban/ Landscape Design Plan

Key design objectives and concept images

- Intended approach toward urban and landscape design

Documents included:

- Clause 56 Assessment
- Waterway Management Plan

Bushfire Management Plan

(if within BMO or Bushfire Prone Area)

- Landscape bushfire conditions within 20 kilometres of the site
- Local bushfire conditions within 1 kilometre of the site
- Neighbourhood bushfire conditions within 400 metres of sites in the development.
- As per Clause 13.02-2, consideration and assessment of the bushfire hazard at each scale.

Documents included:

- Bushfire Risk Management Report

Requirements of the DPO Schedule

Any additional requirements specified within the DPO schedule.



Development plan

Amalgamated Plan, land budget and a concise written report.

- Amalgamation of spatial components of plans above
- Written documentation of process and approaches to support the plan
- Response to the requirements of the DPO schedule and Clause 56 where relevant

Documents included:

- Development Plan Report
- Proposed Section 173 Agreement

NEXT STEPS

If an application is not provided with all the required information, the application will be refused.

Council will assess the submitted Development Plan against the requirements of the Planning Scheme and refer it to relevant authorities, such as Department of Transport. You will be provided with feedback on any matters that require clarification or change.

Once the Development Plan addresses all relevant matters, Council may exhibit it publicly for a period of 28 days prior to Council considering it for approval.

Note: Any changes to a Council approved Development Plan will require an amendment to the approved Development Plan and will require a new application and fee payment.

Please return the completed form to:

South Gippsland Shire Council
– Planning Department
9 Smith Street (Private Bag 4)
Leongatha, VIC, 3953

Phone: 5662 9200

Fax: 5662 3754

Email: council@southgippsland.vic.gov.au